

NOTICE

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION (on August 1, 2007), WITH RESPECT TO APPLICATIONS AS FOLLOWS:

07-40) Catherine Everlith. Lot 90 (adjacent to house #12) Beech St. Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area (5,000 sq. ft.), road frontage (50'), to construct dwelling 10' from both E/S and W/S property lines, 38' from rear property line, and 27' from front property line (with porch and stairs 19' from front). DENIED

07-47) Sound Development Group, LLC. 19 Trefoil Dr. Variance of Art. IX, Sec. 4, 5, 7, 8, 10, 13, and Art. II, Sec. 2, with respect to insufficient minimum lot area (5.63 acres); reducing distance from another PRD to 4,800 ft.; increasing ground floor coverage to 17.2%; increasing total coverage to 40.66%; increasing density to 10.66 units per acre; insufficient minimum setback from edge of pavement of 9 ft.; insufficient minimum yard requirements of 11 ft. to the north line and 39 ft. to the south line; reducing number of one-bedroom units to zero; reducing number of enclosed parking spaces per unit to one; reducing recreation area to zero; eliminating walkways between buildings; eliminating walkways to public highways; eliminating 25 ft. buffer between lots in a B-C Zone; and eliminating 50 ft. buffer between lot in B-C Zone and lot in another zone. APPROVED

07-48) Sunrise Development, Inc. 41 Monroe Turnpike. Variance of Art. VIII, Sec. 2, 3, 4, and Art. II, Sec. 2, with respect to insufficient minimum lot area requirements of 3 acres for an Assisted Living Facility; permitting an ALF in a B-C Zone; insufficient minimum yard requirements to construct building 15' from property lines, and 90' from road; increasing maximum lot coverage to 22%; increasing maximum height to 42'; eliminating buffer from B-C Zone to other zones; and eliminating buffer between lots in a B-C Zone. APPROVED

07-49) Interlude Realty, LLC. 25 Trefoil Dr. Variance of Art. II, Sec. 2, and Art. II, Sec. 3, with respect to increasing lot coverage in I-L Zone (including proposed addition) to 47%; eliminating buffer between lots in a B-C Zone; and eliminating buffer between lot in B-C Zone and other zones. APPROVED

07-50) Vito Catale. 43, 49 and 53 Monroe Turnpike. Variance of Art. II, Sec. 2, Par. C(4), with respect to eliminating buffer between lot in a B-C Zone and other zones, and eliminating buffer between lots in a B-C Zone. APPROVED

07-51) Elaine A. Bombero, Trustee. 97 Booth Hill Road. Pursuant to Art. VI, Sec. 1, Par. A, appeal of cancellation of building permit from Building Official (dated June 6, 2007) for construction of single family dwelling. Variance of Art. III, Sec. 9, par. A, C, E, G, H, with respect to insufficient minimum road frontage requirements for interior lot (access through 12' right-of-way); insufficient minimum lot area (0.4149 acres); insufficient minimum yard requirements to construct dwelling 20' from both W/S and E/S property line, and 56' from rear property line; insufficient minimum square (250' x 45'); and driveway length of 762' (which exceeds requirements). HEARING CONT'D. TO SEPTEMBER 5, 2007

07-52) Joao Ribeiro. 37 Tashua Lane. Variance of Art. II, Sec. 1, Par. C(1)(a), with respect to permitting (existing) oversized 38' x 12' (456 sq. ft.) storage shed. HEARING CONT'D. TO SEPTEMBER 5, 2007

07-53) Lynn Derrough. 48 Arden Road. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct addition 43' from rear property line, and 8.8' from N/S property line (with fireplace 6.8' from N/S property line). APPROVED

07-54) Viade Development, LLC. 6762 and 6766 Main St. Variance of Art. XVIII, with respect to increasing square footage of individual units in a proposed AREHZ to 2,700 sq. ft., and increasing maximum square footage on site to 21,600 sq. ft. for Phase II. DENIED

07-55) Maria Ellena Ferri. Lots 228A and 228B as shown on proposed subdivision map dated June 29, 2007, with street address of 4 Turner Ave. (corner of Turner Ave. and Plattsville Rd.). Variance of Art. III, Sec. 1, and Art. III, Sec. 2, Par. C, with respect to insufficient minimum lot area requirements (Lot 228A, 7,000 sq. ft.; Lot 228B, 8,000 sq. ft.); insufficient minimum road frontage requirements (Lot 228A, 70'; Lot 228B, 100'); insufficient minimum yard requirements to construct dwelling on Lot 228A 29.5' from front property line, 19.5' from both N/S and S/S property lines, and 27.5' from rear property line (existing dwelling and detached garage to be removed); and insufficient minimum yard requirements on corner lot to construct dwelling on Lot 228B 29.5' from front property line, 19.5' from E/S property line, 19.5' from rear property line, and 29.5' from street side (Turner Ave.) property line (existing shed to be removed). DENIED

07-56) Carol J. Costanza. 48 Stonehouse Road. Variance of Art. II, Sec. 1, par. E, subpar. (2)(h), with respect to permitting separate billing for utilities (electric) for main house and approved In-Law/Accessory apartment. HEARING CONT'D. TO SEPTEMBER 5, 2007

07-57) Vincent P. and Linda S. Donovan. 40 Hickory Street. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct additional bay to existing attached garage, and additional living area, 29' from front property line, 39' from rear property line, and 11.5' from E/S property line at closest point, for a total of 2 garage spaces on premises. APPROVED

07-58) John Rotondo. 94 Crabapple Road. Variance of Art. III, Sec. 2, Par. C, with respect to insufficient minimum yard requirements on corner lot to construct above-ground pool with deck 25' from street side (Colonial Road) property line. APPROVED

07-59) Unilever United States. 40 Merritt Boulevard. Variance of Art. II, Sec. 3.1, Par. F(4), with respect to insufficient minimum yard requirements to re-locate hazardous material locker 65' from Nutmeg Drive, and with respect to insufficient minimum yard requirements to construct an explosive-proof building 63' from Nutmeg Drive. APPROVED

The effective date of action was set for August 22, 2007.

Dated at Trumbull, CT, this 2nd day of August, 2007.

By: Joseph Vitrella, Secretary

PLEASE PUBLISH ON TUES. AUG. 7, 2007 (Authorization #70144219)